

PINE RIVER RANCHES LANDOWNERS ASSOCIATION, INC.  
MONTHLY MEETING  
MARCH 6, 2007

The meeting was called to order at 7:05 p.m. by President Jim Clay. Board members in attendance: Jim McCain, Chip Burkett, and Pat LeRoy. John Wickman was absent. Guest in attendance, Pat Watson.

Pat LeRoy read the Minutes from the February 5, 2007 monthly meeting. There was one correction on page two paragraph two. Major should have been majority. The minutes were approved with the correction noted.

Pat LeRoy presented the Treasurer's report.

General Account Balance February 5, 2007		\$16865.50
Deposits		
2007 Annual Assessments	\$3660.00	
Fish Fund Donations	265.00	
Interest	<u>8.86</u>	
Total	\$3933.86	<u>\$ 3933.86</u>
Expenses - none		
Balance March 6, 2007		\$20799.36
Winter Account Balance February 5, 2007		\$ 6519.98
Deposit Interest		3.91
Expense Neils Snow Removal		<u>- 240.00</u>
Balance March 6, 2007		\$ 6283.89
Total Both Accounts		\$27083.25

The Treasurer report was approved as read.

Two Invoices from Neils Excavation were present for payment:

\$235.00 Snow removal and Sanding (Pat will call John to verify this invoice);

\$540.00 Two loads of Pit #2 to fill potholes;

Jim Clay presented a bill for \$13.85 for diesel fuel; these will be paid from the Winter Account.

Pat LeRoy presented two invoices for copies, stamps, and additional key for P.O. Box, total \$65.47;

Jim Clay presented the 2006 State Annual Report that he filed electronically, \$50.00; these will be paid from the General Account. These bills were approved for payment.

As of today, there are 5 unpaid 2007 Annual Assessments for Subd. 2 for a total of \$822.00; and one from Other Lots. Two lots have made partial payments. One Landowner has made arrangements to make final payment next week. There has been no contact from the other Landowner. An example of the Notices to File Lien was reviewed by the Board. A motion to take action was made by Jim McCain, seconded by Chip Burkett. Motion passed unanimously. Notice to File Lien will be mailed to 4 Landowners by certified mail with return receipt. Jim Clay will contact the Other Lot Landowner.

Pat explained the different fees that are charged by the county to file and release a Lien. It was then determined that on the form used to calculate the filing fees be changed to read: all costs associated with filing and releasing Liens.

## OLD BUSINESS:

There is some concern about the intersection of Ludwig Drive and Pine River Ranch Circle where the road is sloughing off into the ditch and the culvert end is almost completely covered. Jim Clay reported the cost to add an 8 foot culvert extension with collar is \$167.00. Base material, dirt, and gravel will be needed to complete the job. Jim McCain made a motion that \$1200.00 be used for this project. Motion seconded by Chip Burkett. Motion passed.

Jim Clay will contact Jessica McMahan regarding the water that flows alongside her property line on Pine River Ranch Circle and is one of the causes for the undermining of the road at the intersection of Ludwig Drive and Pine River Ranch Circle. He will offer to use his backhoe to help redirect the flow of water through her property.

Installation of road signs will begin this weekend, weather permitting, and the utility lines have been located.

One of the attorneys that Pat had contacted about the Senate bills is on vacation and will be back in the office mid March. Pat will contact her at that time.

New checking accounts have been opened at First National Bank of Durango, Bayfield branch. When the statements have been reconciled from the former bank, Pat will close out those accounts and deposit the remaining funds into the appropriate account.

The installation of the DSL from mydurango.com is moving along. Nancy Young updates the webpage as she receives information from them. If you work from home your down time may be a bit longer when the transfer takes place.

Chip Burkett will investigate different companies who are bonded and licensed to spray for thistles near water. The pond has a bumper crop of thistles as do many lots in the subdivision. La Plata County has adopted a Weed Management plan approved last year that establishes controlling weeds on private property and an enforcement policy for landowners. \$500.00 has been set aside in the 2007 budget for weed control.

## NEW BUSINESS:

Material was ordered to fill the potholes on Ludwig Drive up to the intersection and down Pine River Ranch Circle to about the pond. Jim McCain made a motion that a couple of loads of gravel be purchased to finish the job. Motion seconded by Chip Burkett. Motion passed. John Wickman has used some of the cold mix to fill potholes along the lane.

The Board reviewed the HOA Federal Tax Return. The amount owed is \$17.76. The return and check will be mailed prior the due date, March 15, 2007.

## OPEN DISCUSSION:

Pat Watson had some questions for the Board.  
Fish Fund as part of the budget

Misc. Expense

These may be discussed at the Annual Meeting.

The correct number of Lots in the Subdivision 2 for determining a quorum. The Pond is Lot #91 and lot 65 and 66 were combined to form Lot 65R, therefore the number to determine a quorum is 89.

The Board is in the process of developing procedures for the Covenants and Bylaws as required or mandated by the Senate Bills 05-100 and 89 and to become compliant The By-laws and covenants are not being rewritten. The attorney may determine that some of the language is unclear. These procedures will be presented to the Landowners for their review and approval.

The Impact fee applies to construction which requires a building permit issued by the County.

The second exit from the subdivision still hasn't been resolved and the Board appreciates this reminder.

The bank charge for a balance below the minimum balance of \$1000.00 is \$14.00.

The next meeting is Tuesday, April 10, 2007, 7:00 p.m., at Jim McCain's.

Meeting adjourned at 9:04 p.m.

Submitted by:

Pat LeRoy  
Secretary/Treasurer  
March 8, 2007